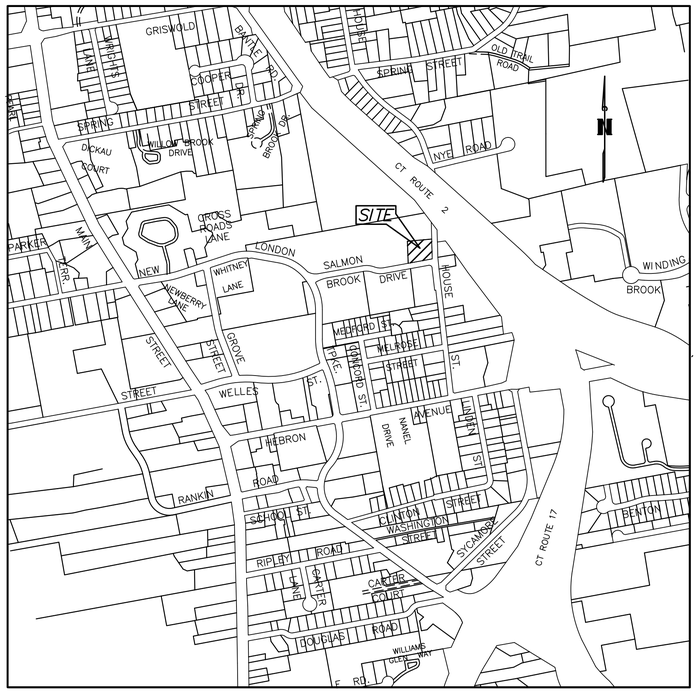
SITE PLAN - PROPOSED TOWN HOMES

#103 HOUSE STREET

PREPARED FOR

103 HOUSE STREET, LLC.

GLASTONBURY, CONN.



SITE LOCATION MAP
SCALE: 1"=1,000'

INDEX TO SHEETS

ZONING TABLE

TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	45,760 S.F. (1.050 AC)
LOT FRONTAGE	100 FT	217.52 FT
FRONT YARD SETBACK	20 FT	22.2 FT
SIDE YARD SETBACK	8 FT	11.1 FT
REAR YARD SETBACK	20 FT	20.6 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/32.8 FT
F.A.R.	0.5 (22,880 S.F.)	.47 (21,606 S.F.)
OPEN SPACE	15% (6,864 S.F.)	38.9% (17,833 S.F.)

PARKING CHART

	REQUIRED	PROVIDED
103 HOUSE STREET (17 UNITS)	2 SPACES/UNIT = 34	17 GARAGE SPACES 17 DRIVEWAY SPACES 11 VISITOR SPACES 45 TOTAL SPACES
119 HOUSE STREET	6 SPACES DISPLACED BY ACCESS DRIVE	6 SPACES REPLACED ON 103 HOUSE STREET
		51 SPACES TOTAL

103 HOUSE STREET, LLC. — TOWN CENTER ZONE
PROJECT/APPLICANT — ZONE

103 HOUSE STREET
PROJECT ADDRESS

SPECIAL PERMIT SECTION — TPZ CHAIRMAN

DATE SPECIAL PERMIT APP'D — DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SCZUREK — P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

COVER SHEET
PROPOSED TOWN HOMES – #103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	NONE
SHEET	1 OF 10
MAP NO.	93-19-1CS

REV. 7-6-20

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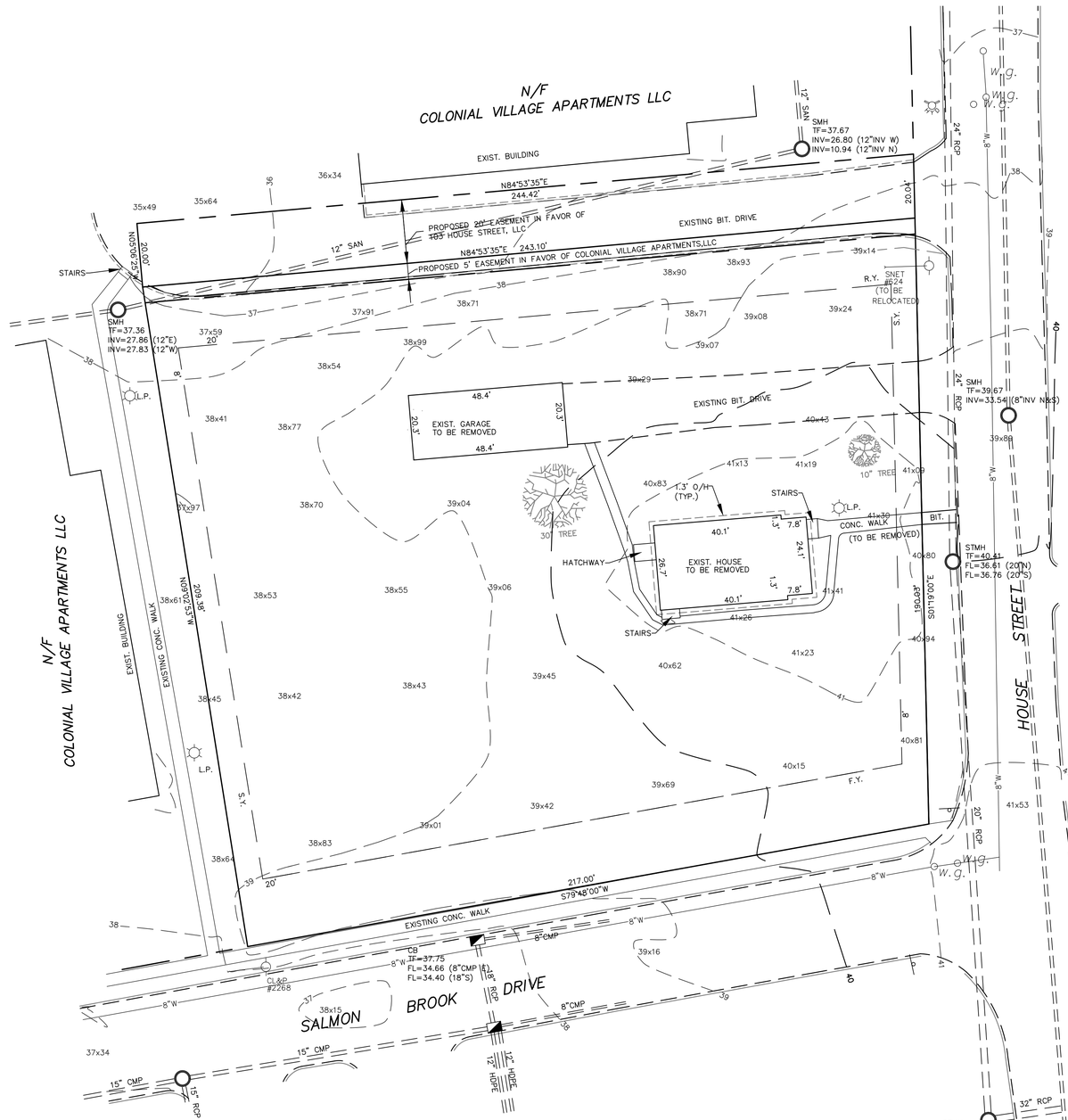
SITE LOCATION MAP

SCALE: 1"=1,000'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

ZONING INFORMATION

ZONE: TOWN CENTER ZONE

LOT AREA = 45,760 S.F.
1.050 AC.

	EXISTING
BUILDING COVERAGE:	2,240 S.F.
PAVEMENT COVERAGE:	2,915 S.F.
OPEN SPACE:	41,183 S.F.

LEGEND

SPOT ELEVATION	39x06
EXISTING CONTOUR	
EXIST. WATER GATE	W.G.
EXIST. STORM MANHOLE	STMH
EXIST. SEWER MANHOLE	SMH
EXIST. UTIL. POLE	
EXIST. FIRE HYDRANT	
EXIST. LIGHT POST	L.P.
EXIST. SIGN	

REFERENCE MADE TO MAP TITLED:

"BOUNDARY LINE MODIFICATION MAP #103 HOUSE STREET
PREPARED FOR COLEMAN ASSOCIATES, LLC. GLASTONBURY,
CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S., LLC
DATE: 11-12-19 SCALE: 1"=20' SHEET 1 OF 1 MAP NO. 93-19-1BLM

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

JOHN L. HEAGLE L.S. # 9396

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SCZUREK P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

BOUNDARY/EXISTING CONDITIONS PLAN

#103 HOUSE STREET

PREPARED FOR

103 HOUSE STREET, LLC.

GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	2 OF 10
MAP NO.	93-19-1B

REV. 7-6-20

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SITE LOCATION MAP

SCALE: 1"=1,000'

SOILS DATA

TEST PIT: #1
DATE: 12-13-19
DEPTH: 78"
GROUNDWATER: 70"
LEDGE: NONE
MATERIAL:
0-12" TOPSOIL
12-32" FINE SANDY LOAM
32-60" MOD. COMPACT FINE SAND
60-78" COARSE SAND & GRAVEL

TEST PIT: #2
DATE: 12-13-19
DEPTH: 80"
GROUNDWATER: 64"
LEDGE: NONE
MATERIAL:
0-22" TOPSOIL
22-36" FINE SANDY LOAM
36-60" COARSE SAND & GRAVEL
60-82" VERY FINE SAND & SILT

TEST PIT: #3
DATE: 12-13-19
DEPTH: 87"
GROUNDWATER: 73"
LEDGE: NONE
MATERIAL:
0-15" TOPSOIL
15-36" FINE SANDY LOAM
36-53" VERY FINE SAND
53-87" COMPACT COARSE SAND & GRAVEL

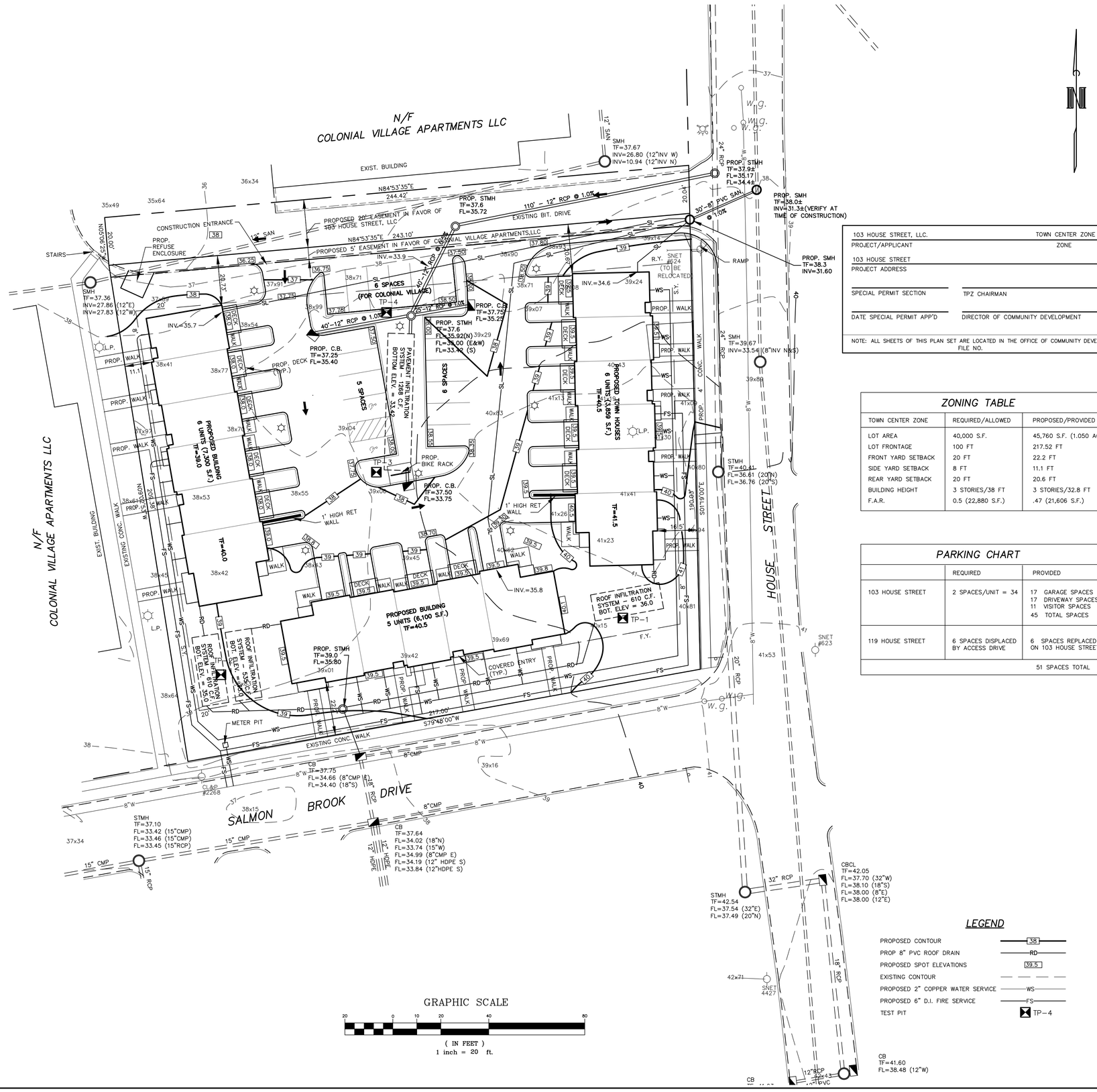
TEST PIT: #4
DATE: 12-13-19
DEPTH: 96"
GROUNDWATER: NONE
LEDGE: NONE
MATERIAL:
0-15" TOPSOIL
15-28" FINE SANDY LOAM
28-66" COARSE SAND & GRAVEL
66-96" COARSE SAND

STANDPIPE READINGS

DEPTH TO GROUNDWATER FROM GROUND SURFACE

STANDPIPE #	12/18/2019	12/24/2019	12/31/2019	1/10/2020	1/24/2020	2/3/2020	2/17/2020	3/9/2020
TP-1	4.85'	5.37'	4.75'	5.25'	5.75'	5.75'	5.45'	5.75'
TP-2	4.37'	5.17'	5.02'	5.25'	5.97'	DRY	5.27'	5.87'
TP-3	5.23'	6.03'	6.03'	6.14'	6.93'	DRY	6.13'	6.73'
TP-4	7.43'	8.08'	8.18'(DRY)	DRY	DRY	DRY	DRY	DRY

REFERNCE MADE TO MAP TITLED:
"BOUNDARY LINE MODIFICATION MAP #103 HOUSE STREET PREPARED FOR COLEMAN ASSOCIATES, LLC GLASTONBURY, CONN" BY MEGSON, HEAGLE & FRIEND, C.E. & L.S., LLC GLASTONBURY, CT DATE: 11-11-19 SCALE:1"=20' MAP NO. 93-19-1BLM



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(IN FEET)
1 inch = 20 ft.

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103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

LEGEND

PROPOSED CONTOUR 38
PROP 8" PVC ROOF DRAIN RD
PROPOSED SPOT ELEVATIONS 39.5
EXISTING CONTOUR
PROPOSED 2" COPPER WATER SERVICE WS
PROPOSED 6" D.I. FIRE SERVICE FS
TEST PIT TP-4

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SCZUREK P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

SITE PLAN - PROPOSED TOWN HOMES
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	3 OF 10
MAP NO.	93-19-1SP

REV. 7-6-20

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SITE LOCATION MAP

SCALE: 1"=1,000'

PROJECT DESCRIPTION

This project generally consists of the construction of three new town home buildings, parking lots, driveways and drainage facilities. The existing house and garage structure are proposed to be demolished. The property totals 1.05 acres in size. The stormwater system utilizes subsurface recharge units to receive roof runoff and pavement runoff and direct it into the ground. Stormwater leaving the site will be adequately treated to prevent any degradation of downstream areas.

SITE DISTURBANCE

This site will have a disturbed area of approximately 1.0 acres for construction of the buildings, access roads, parking facilities and other site improvements. Total impervious cover will be 0.64 AC.

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

1. CONSTRUCTION SCHEDULE
2. AREA OF DISTURBANCE
3. MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION.
4. DUST CONTROL
5. QUICK STABILIZATION OF DISTURBED AREAS
6. MINIMIZE TOTAL DISTURBED AREAS WITH MULCH AND TEMPORARY VEGETATION

PROJECT PHASING

This project is proposed to occur in one phase.

SCHEDULING

The entire construction for the site is expected to take 18 months. One of the more critical issues relating to E&S control during site construction is with regard to timing. Primarily, that disturbed areas of the site be finish graded and the paved areas be constructed to the point of installing the bank run gravel prior to winter shutdown. Installation of the bank run gravel pavement base will stabilize these surfaces minimizing erosion. Most of the rest of the site is within the building footprints. The remaining areas need to be stabilized with permanent or temporary seeding or mulched for the winter.

The project will involve the grading of the site and the construction of all the site improvements. The primary erosion control measure proposed during construction is the utilization of the center island as a temporary sediment trap during construction. To accomplish this however, they must be constructed prior to mass site grading and maintained for the duration of the project. This would include frequent inspection and removal of sediment one they are more than 50% full of sediment.

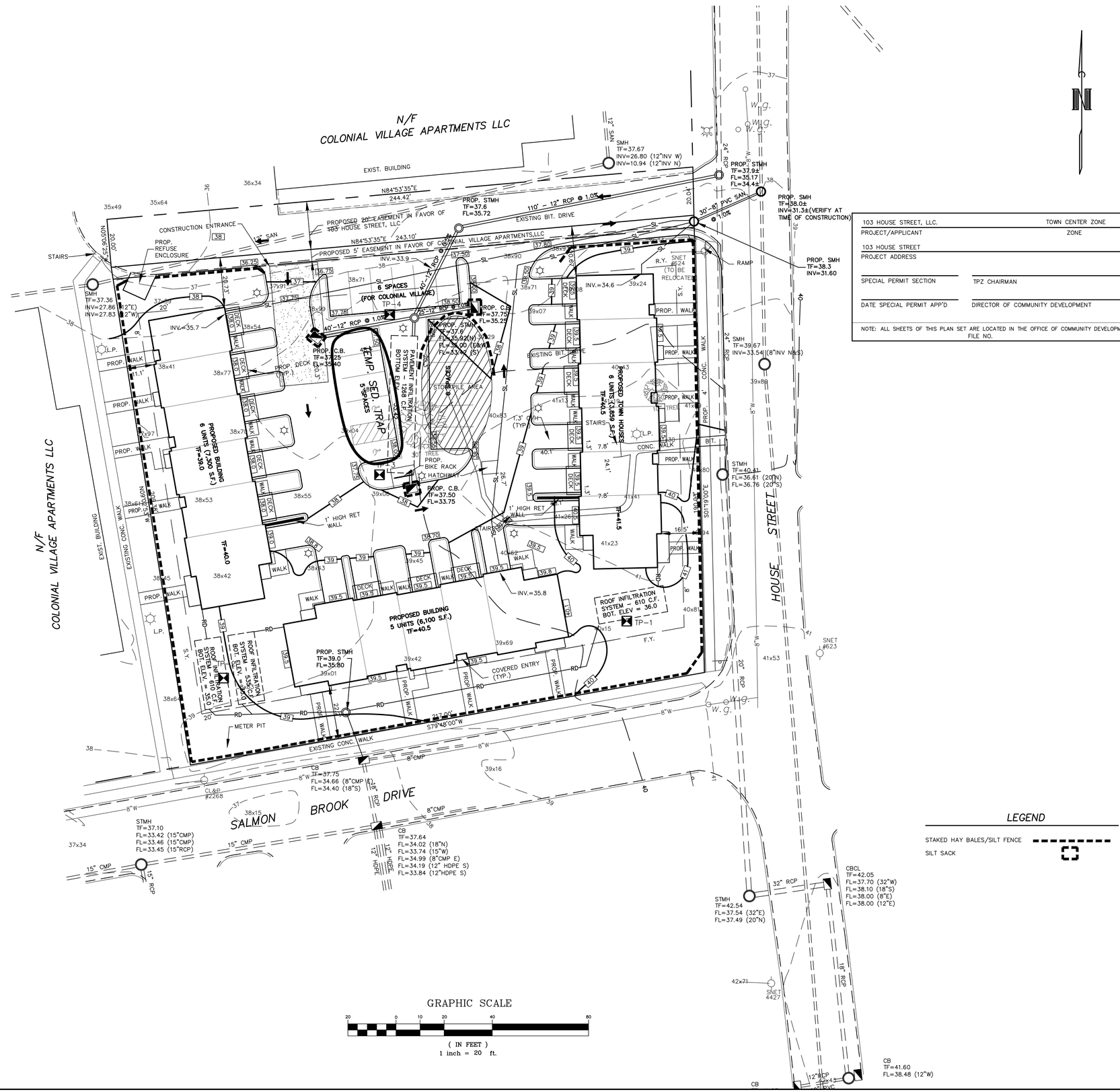
DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

DESIGN CRITERIA

The storm water management system is designed for a 10 year frequency storm event. (See Drainage Calculations by Megson, Heagle & Friend). The infiltration structures are sized to handle the proper water quality volume according the CT Water Quality Manual and increases due to development. The stormwater management system is designed to remove the suspended solids and floatable pollutants due to incorporation of deep sumps catch basins and isolator rows in the infiltration systems.

MAINTENANCE OF EROSION & SEDIMENTATION CONTROL MEASURES

1. Land disturbance will be kept to a minimum; re-stabilization will be scheduled as soon as practical.
2. Silt fence will be installed along the toe of all critical cut and fill slopes, soil stockpile areas, and in those areas shown on the plan.
3. Silt fence not installed parallel to the slope shall have five foot long wings installed every 100 feet to intercept and diffuse flows along the silt fence.
4. All erosion & sediment control measures will be constructed in accordance with the standards and specifications of the state of Connecticut guidelines for soil erosion and sediment control. 2002.
5. Erosion & sediment control measures will be installed prior to land disturbance.
6. All temporary erosion & sedimentation control measures shall be properly maintained until stabilization has been achieved.
7. Additional control measures will be installed during the construction period if necessary or required. A minimum of 300 feet of silt fence shall be stored at the site for emergency use.
8. The site contractor shall inspect all erosion & sediment controls weekly, before an anticipated storm greater than 0.5 inches and following a significant storm event. A field report shall be prepared identifying the progress of site development, effectiveness of the measures, any remedial actions or field changes to the plan.
9. Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed vegetated area.
10. Water and or calcium chloride shall be applied to unpaved access ways to prevent wind generated sediments and dust.
11. Debris and other wastes resulting from equipment maintenance and construction activities will not be discarded on site.
12. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
13. Silt fences shall have sediment removed when the depth of the sediment is equal to 1/3 to 1/2 the height of the fence. Fences shall be properly installed and ripped fence or broken posts repaired as soon as practical.
14. Sediment attenuation devices shall be cleaned when sediment levels reach 1/3 the depth of the structure or 2 feet. Hay bales shall be replaced every six weeks or sooner as conditions warrant.
15. Anti-tracking pads and gravel check dams shall be replaced when void spaces are full or structures are breached, as applicable.
16. Temporary erosion control measures shall be removed and the soil surface stabilized when construction is complete and the soil surfaces are permanently stabilized. Structural components shall be cleaned of all sediment upon completion of construction.
17. The Site Super is assigned the responsibility for implementing this erosion & sediment control plan. This responsibility includes installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Town of Glastonbury Office of Community Development of any transfer of this responsibility and for conveying a copy of the erosion & sediment plan, if and when the title of land is transferred.



LEGEND

STAKED HAY BALES/SILT FENCE

SILT SACK

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JOSEPH H. SCZUREK P.E. # 28858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	4 OF 10
MAP NO.	93-19-1ES

REV. 7-6-20

P:\2019\PROJ\109319\dwg\base\9319-PT.dwg 10/8/2019 1:25:51 PM EDT

PROJECT DESCRIPTION

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GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 817 AND/OR THE TOWN STANDARD SPECIFICATIONS.

ALL UTILITIES TO BE INSTALLED UNDERGROUND OTHER THAN AS SHOWN.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND FOR COORDINATING ANY CONFLICTS WITH EXISTING UTILITIES.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES – CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.

ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.

CONTOURS TAKEN FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.
VERIFY ALL GRADES IN FIELD.

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

CONSTRUCTION DEBRIS SHALL NOT BE BURIED ON SITE.

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE A DUMPSTER DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.

AN APRON OF CRUSHED STONE Ø A DEPTH OF MINIMUM 6 INCHES AND 25' IN LENGTH SHALL BE INSTALLED AND MAINTAINED TO THE SITE.

ALL VEHICULAR ACTIVITIES SHALL BE SERVED VIA THIS DRIVE.

CRUSHED STONE IS TO BE REPLACED WHEN SILTED INTO THE GROUND TO THE EXTENT THAT IT IS NO LONGER EFFECTIVE FOR ANTI-TRACKING.

CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION BY STAKED HAY BALES OR SILT FENCES UNTIL ALL AREAS ARE PERMANENTLY VEGETATED OR STABILIZED.

CATCH BASIN SUMPS SHALL BE CLEANED OF SILT PERIODICALLY DURING CONSTRUCTION.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

I) PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.

J) EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX (6") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION. STRAW SHALL BE USED RATHER THAN HAY BALES TO PREVENT INTRODUCTION OF INVASIVE PLANT SPECIES TO THE SENSITIVE WETLAND AREAS.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. WATER IS ACCEPTABLE AND MUST BE APPLIED OFTEN IN HOT, DRY WEATHER. CALCIUM CHLORIDE IS NOT ACCEPTABLE.
2. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST.
4. APPLY FERTILIZER ACCORDING TO SOIL TEST. SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS SHALL BE USED.
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

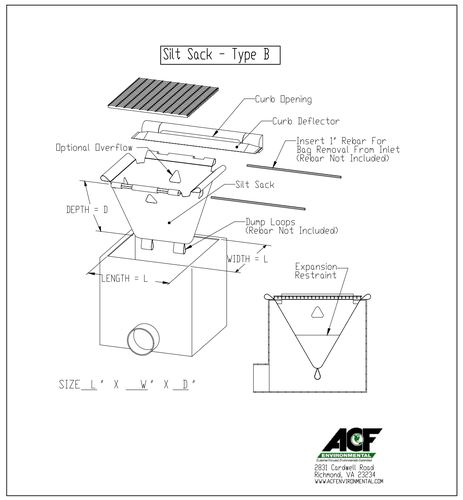
1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES		
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
SHADY SITES		
CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

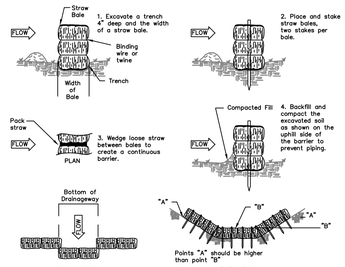
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



SILTSACK DETAIL
NOT TO SCALE

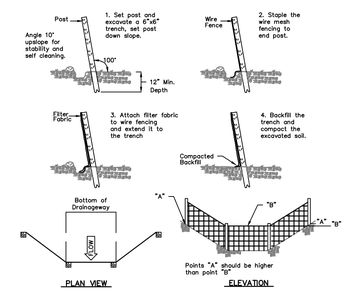
103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.



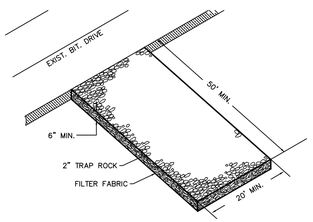
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SCZUREK P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL NOTES
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	5 OF 10
MAP NO. 93-19-1ESN	

REV. 7-6-20

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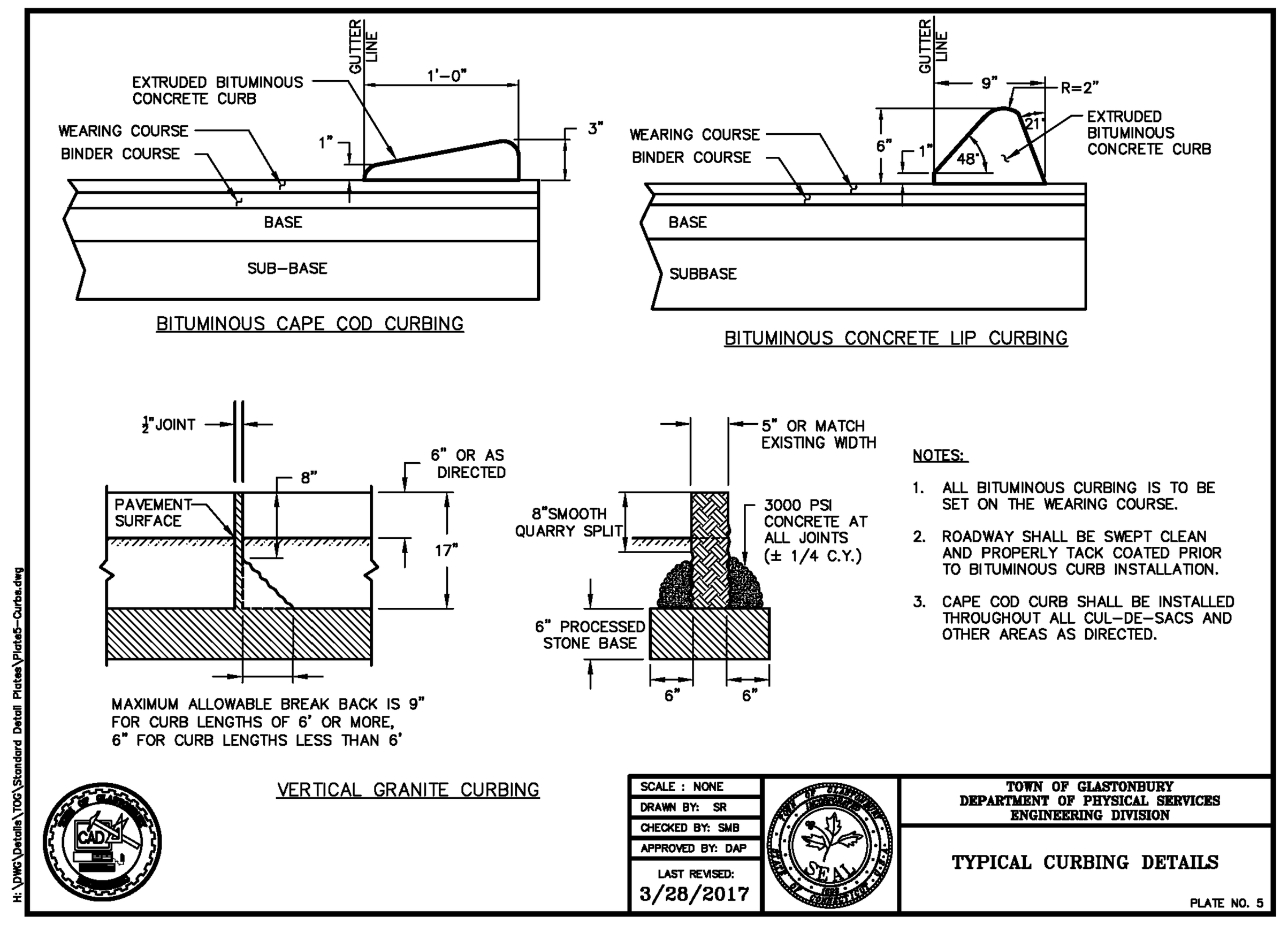
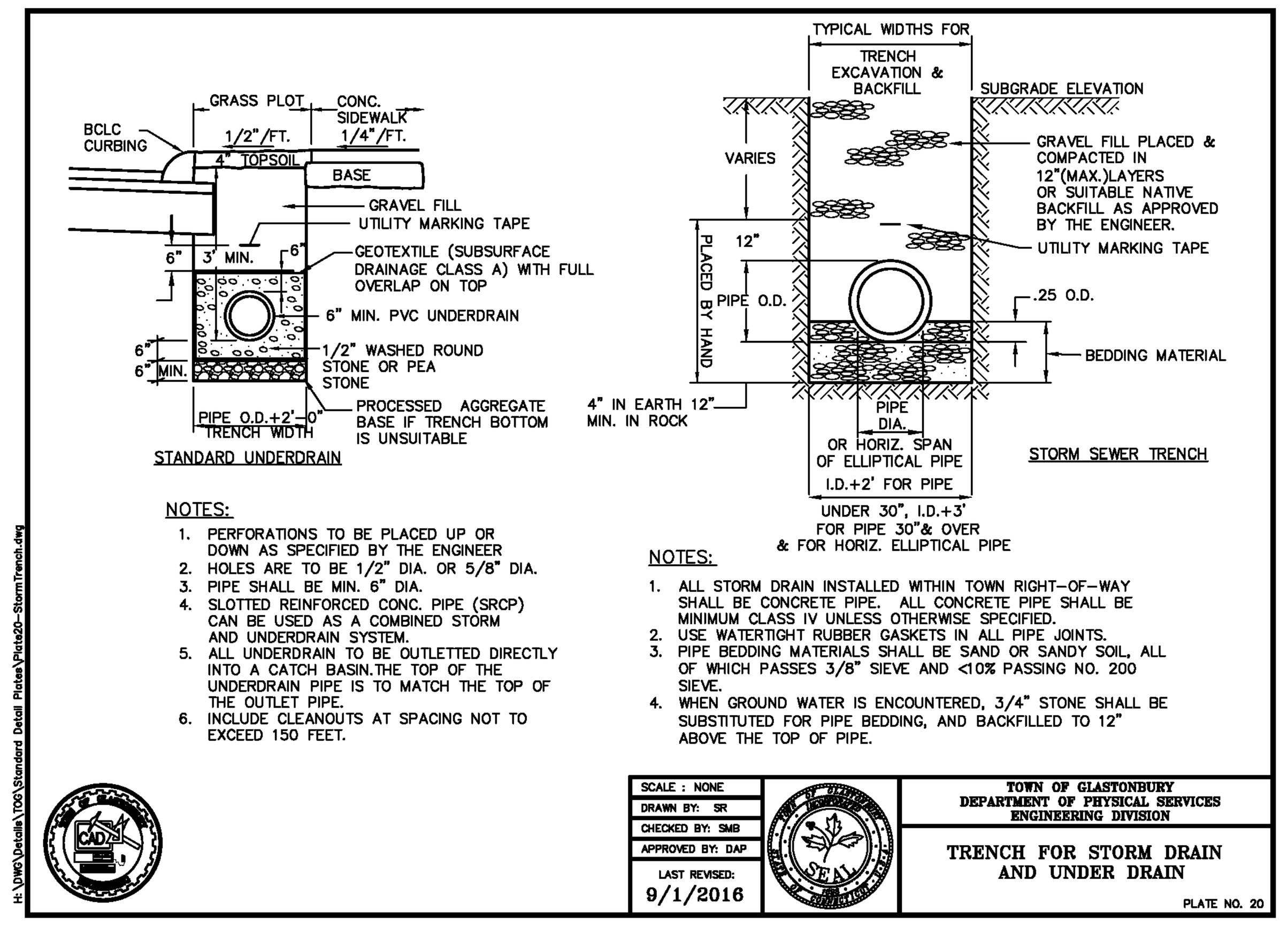
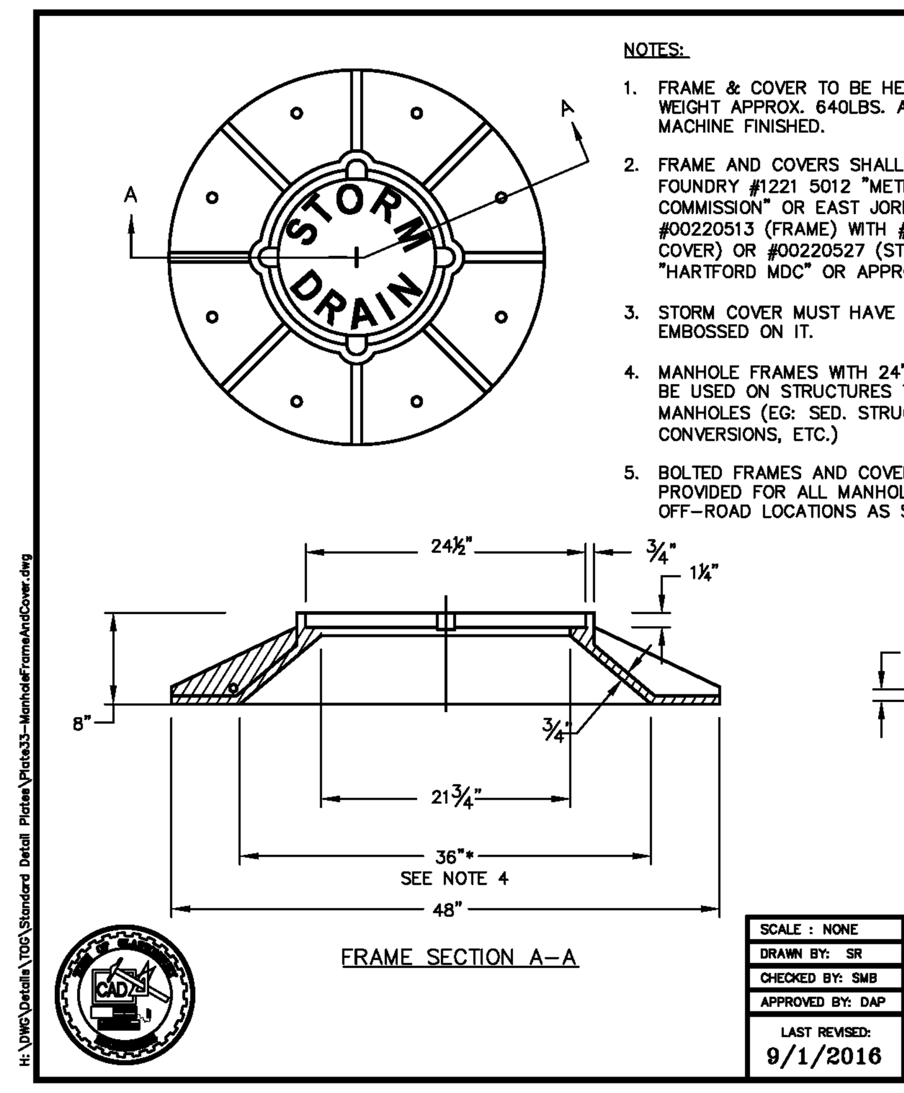
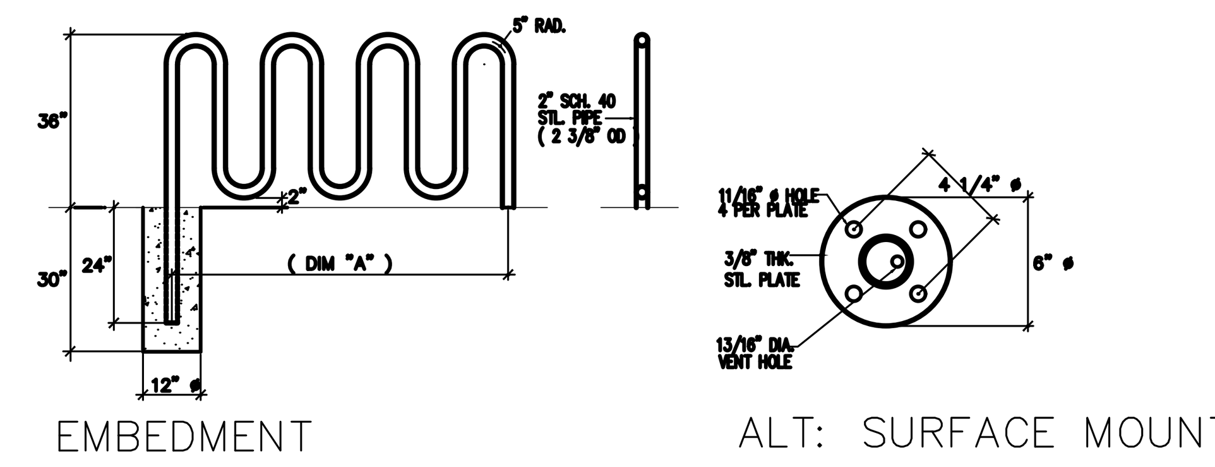
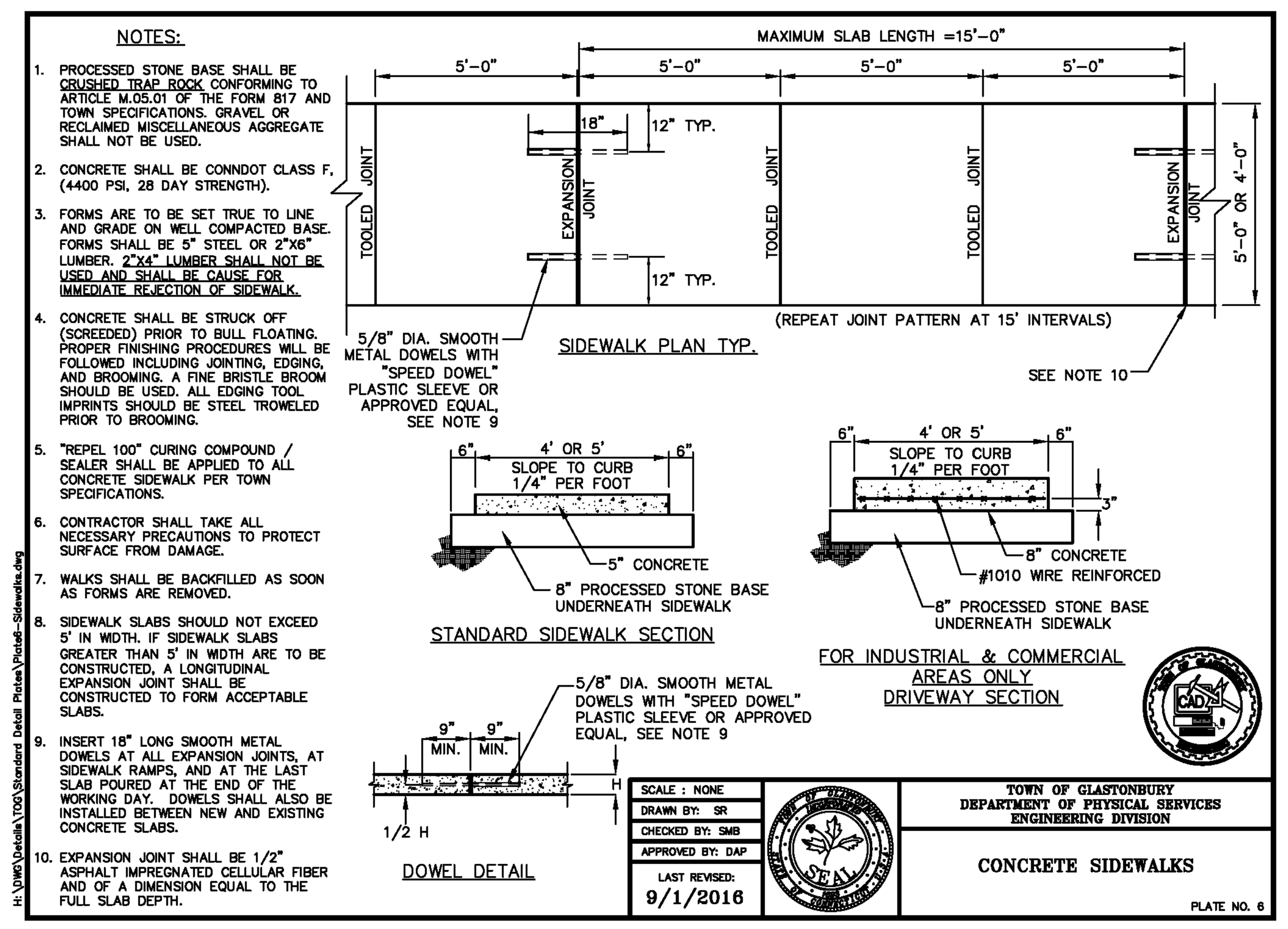


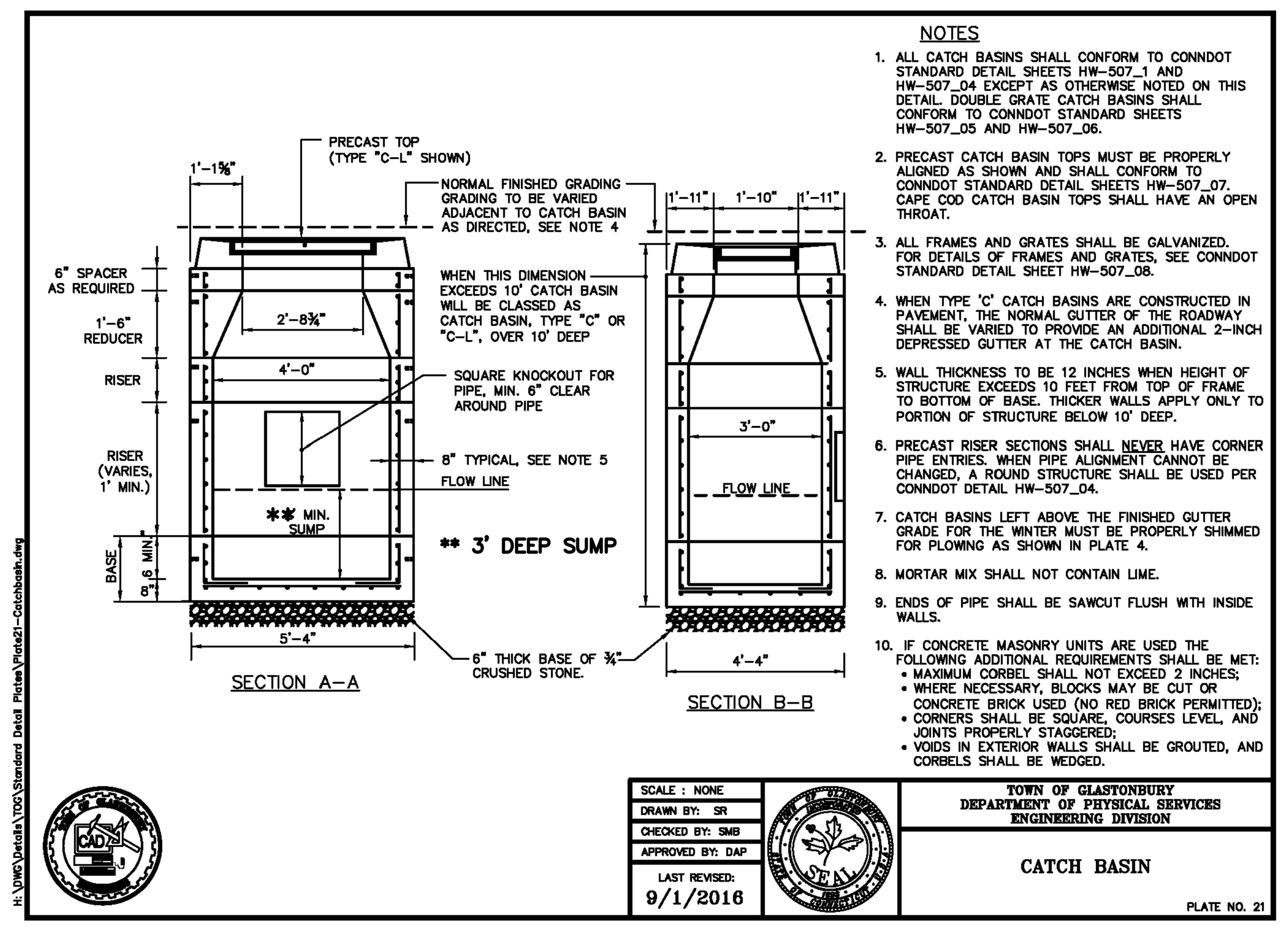


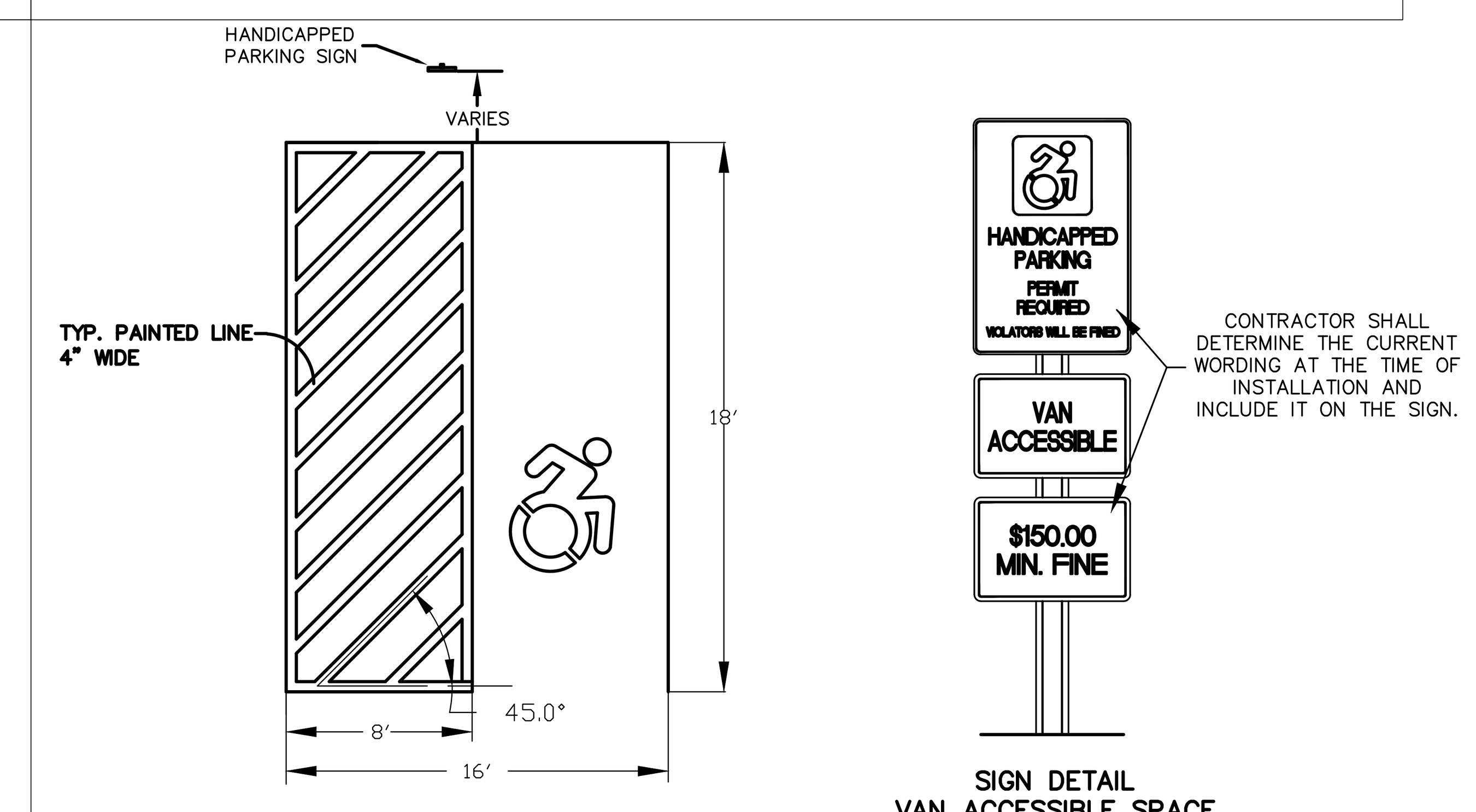




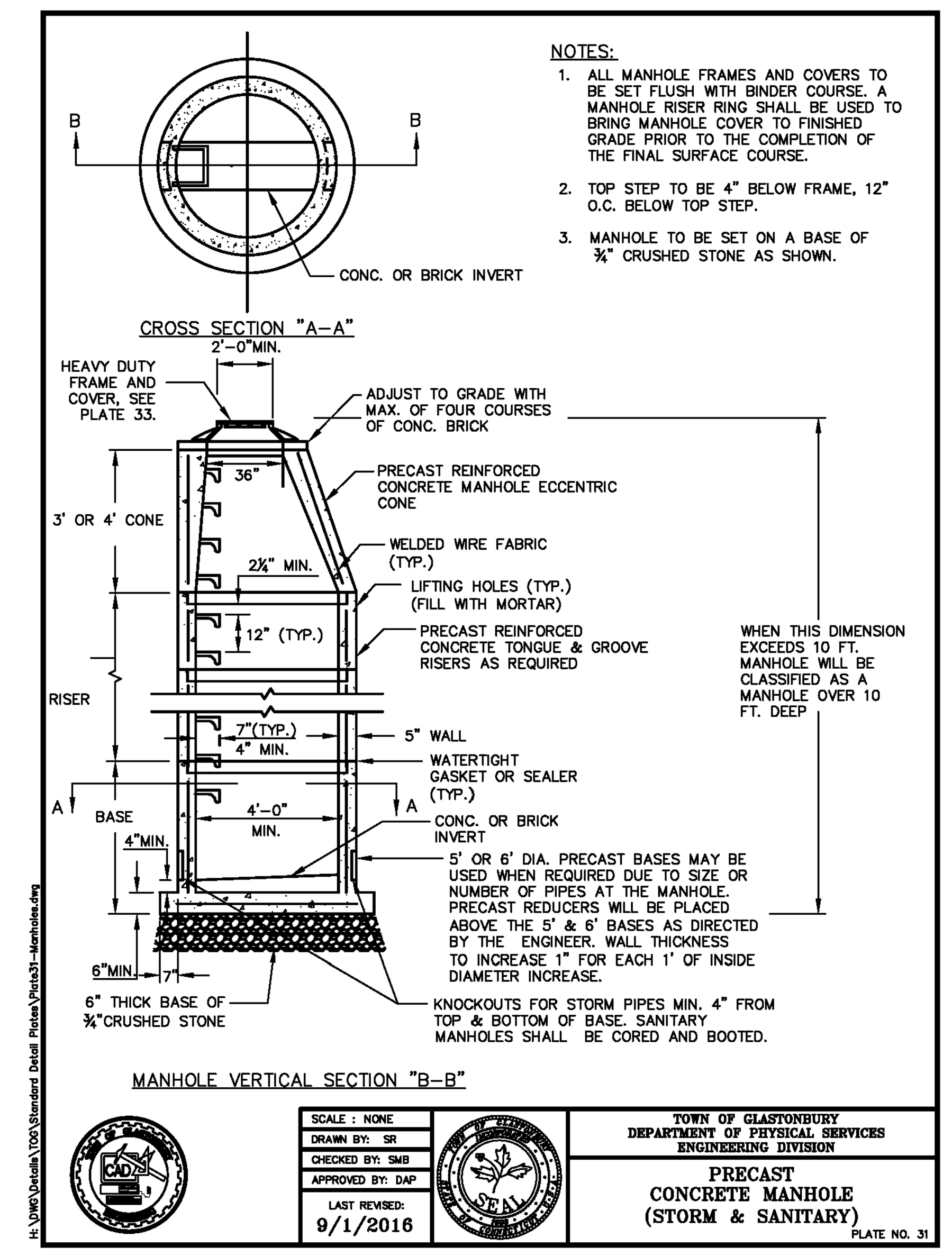
Ribbon Bike Rack
Not to Scale

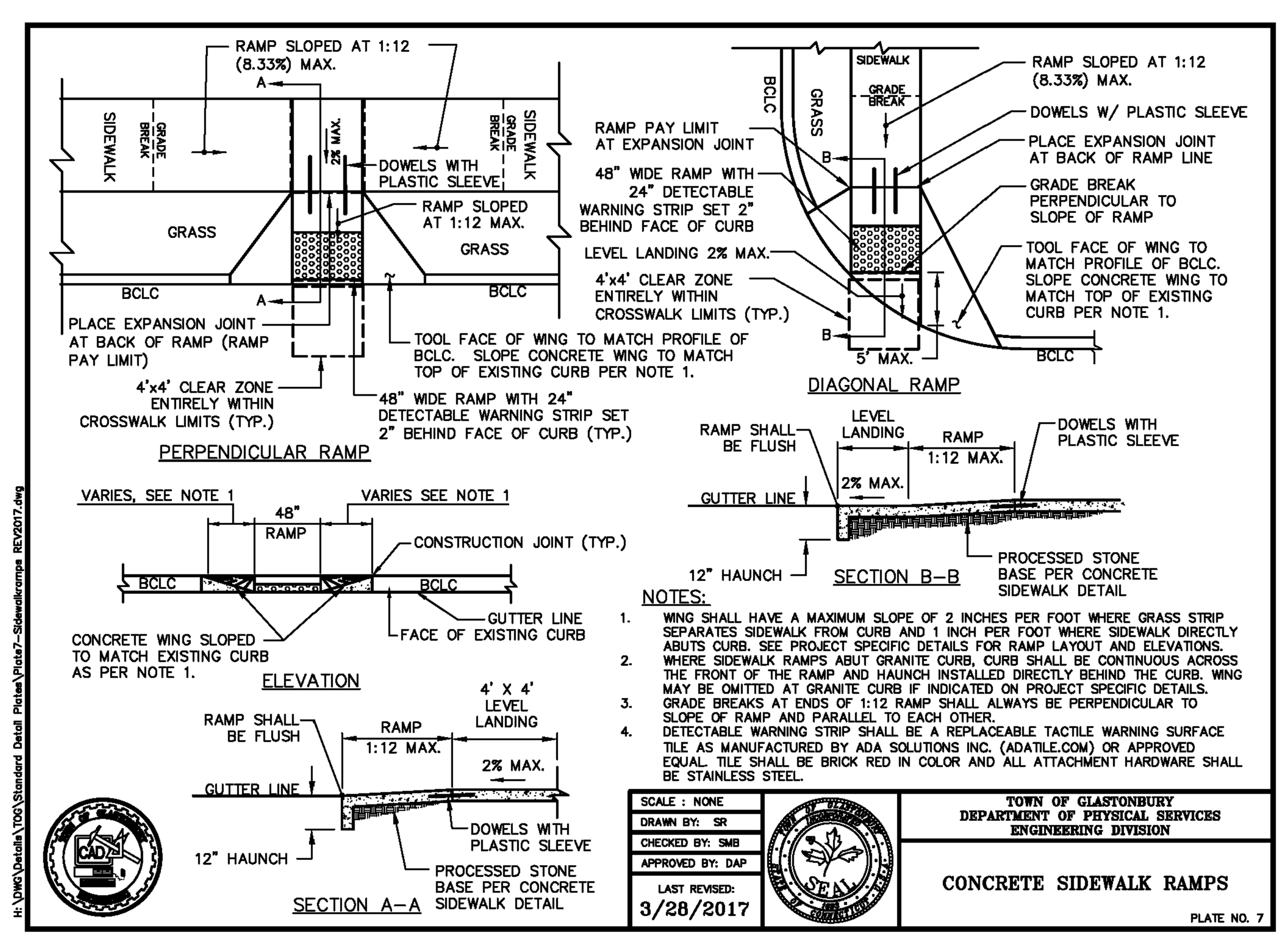


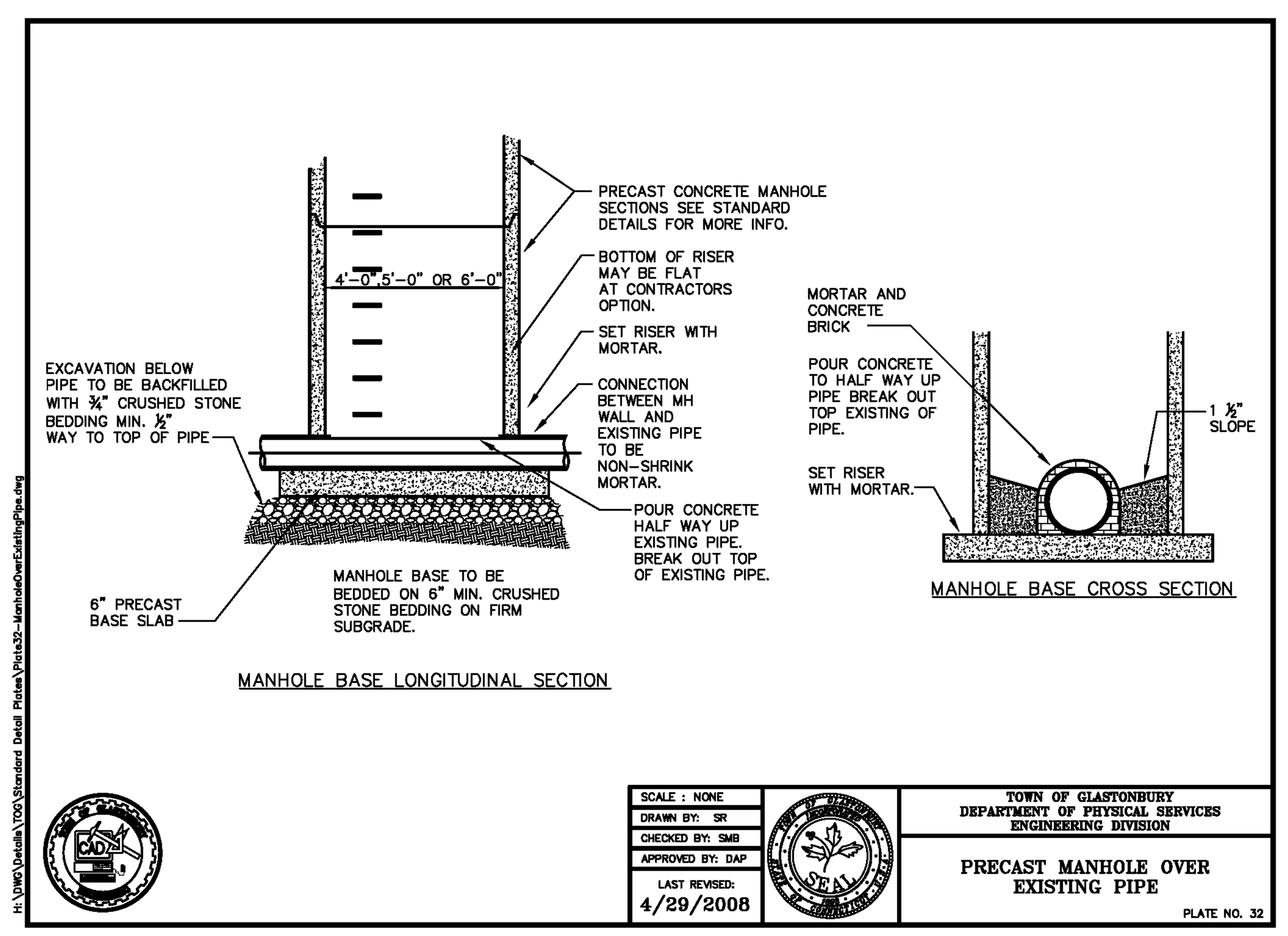


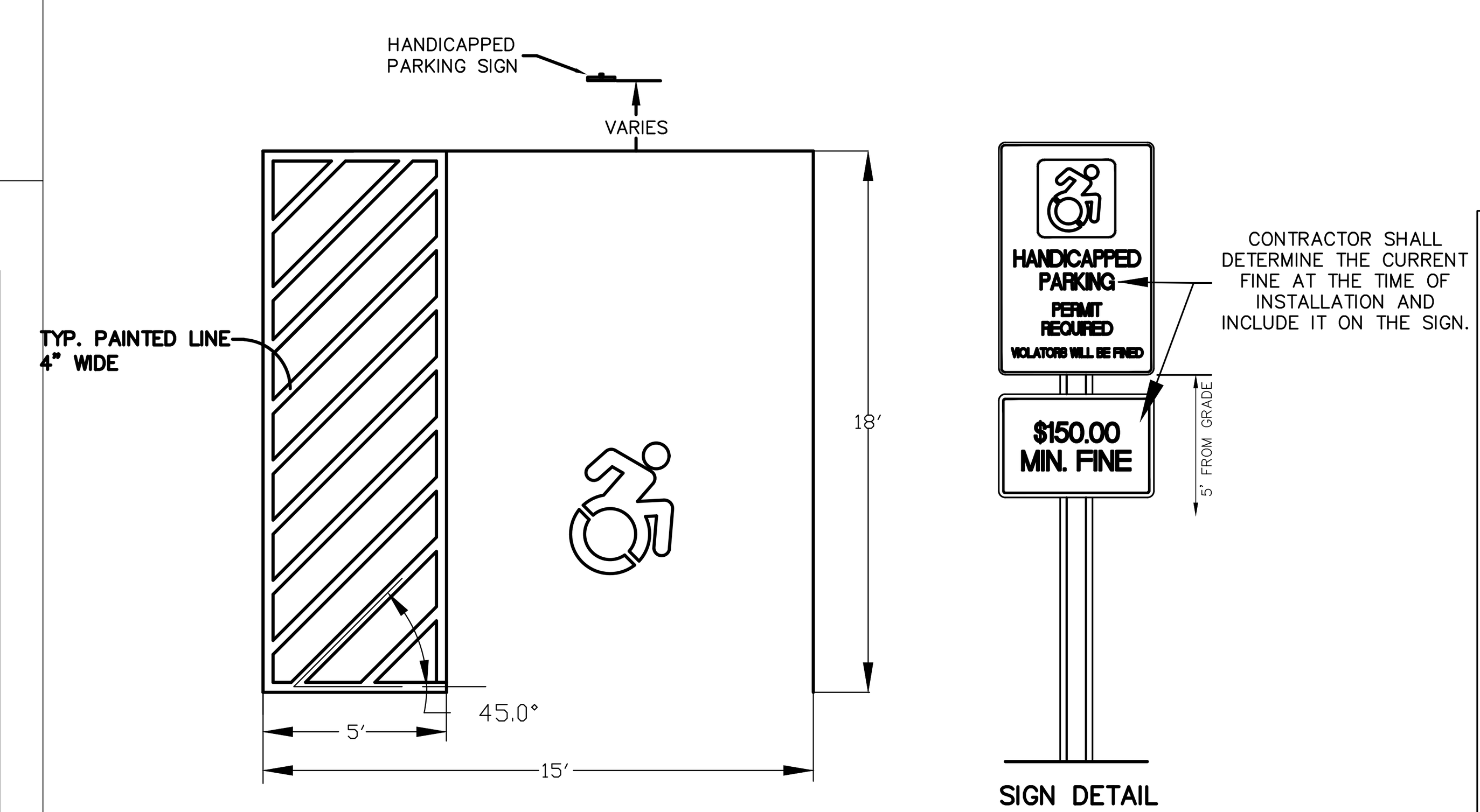


VAN ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE









ACCESSIBLE PARKING SPACE DETAIL
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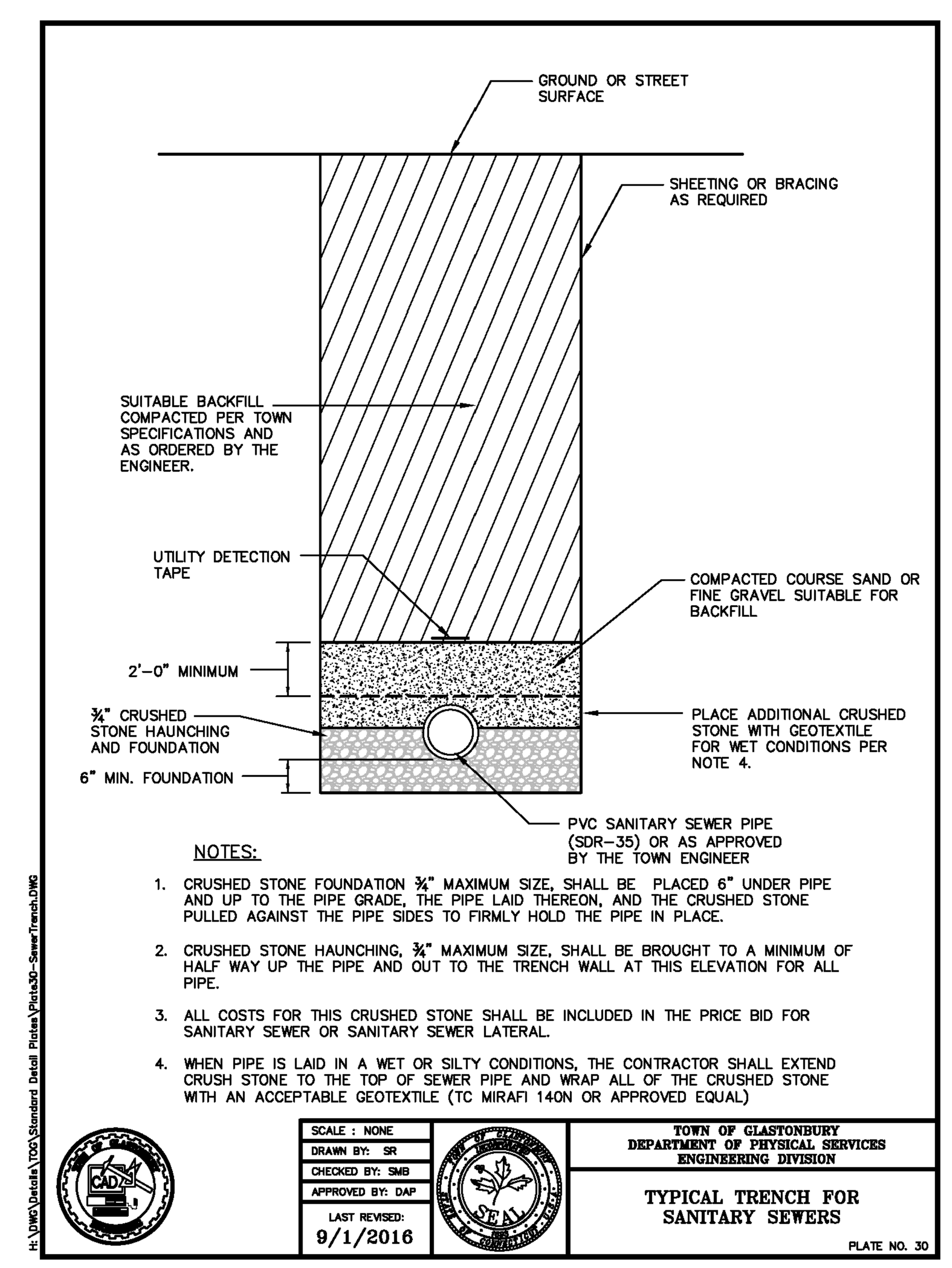

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
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103 HOUSE STREET	
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DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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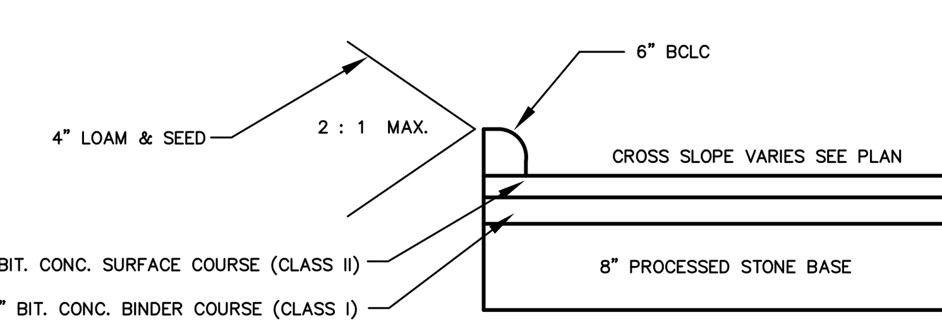

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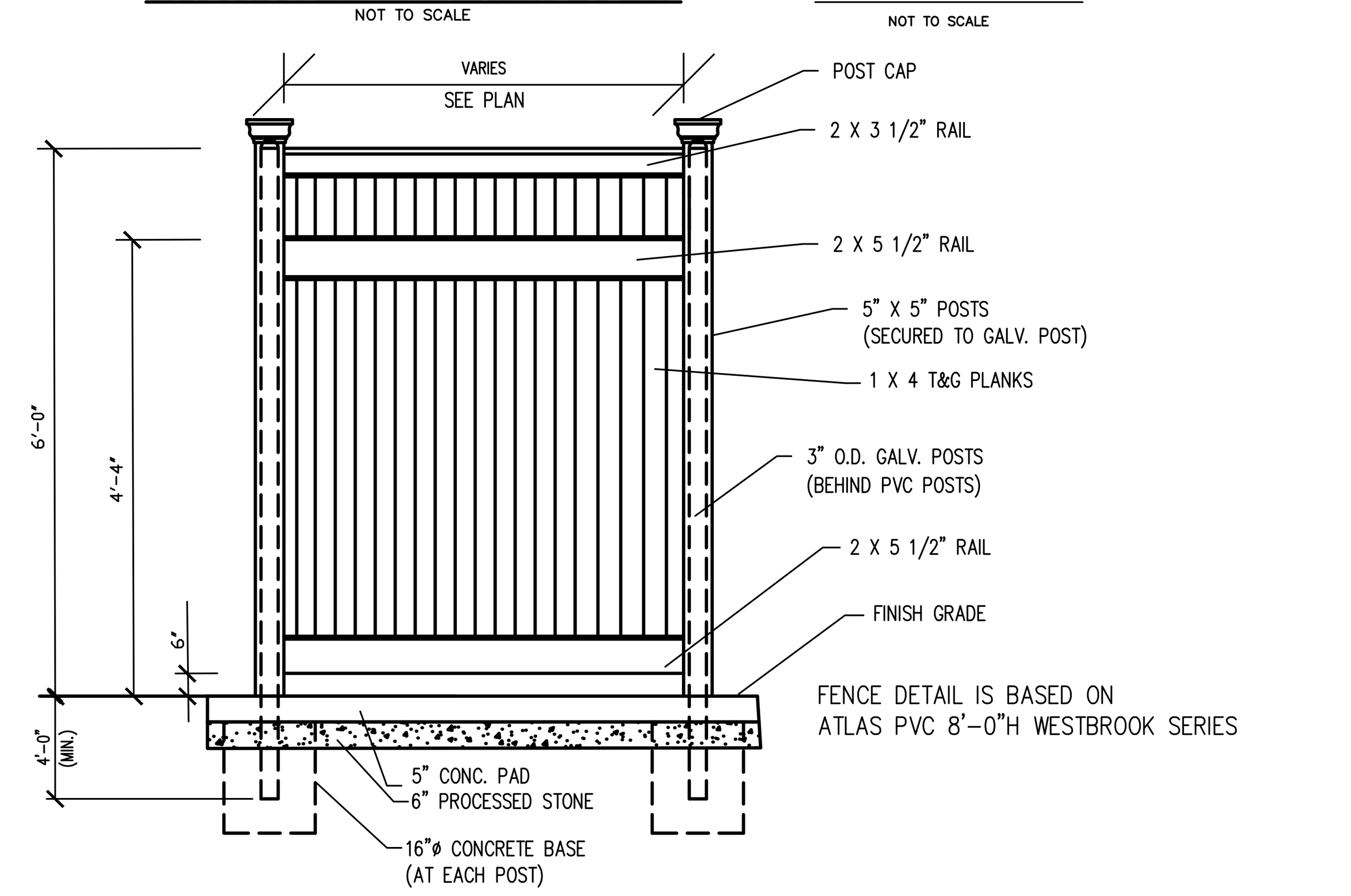

FENCE DETAIL IS BASED ON ATLAS PVC 8'-0"H WESTBROOK SERIES

VINYL (PVC) ENCLOSURE ELEVATION
DUMPSTER/SHED PAD DETAIL
NOT TO SCALE

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

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GENERAL NOTES & DETAILS
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REV. 7-6-20

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